

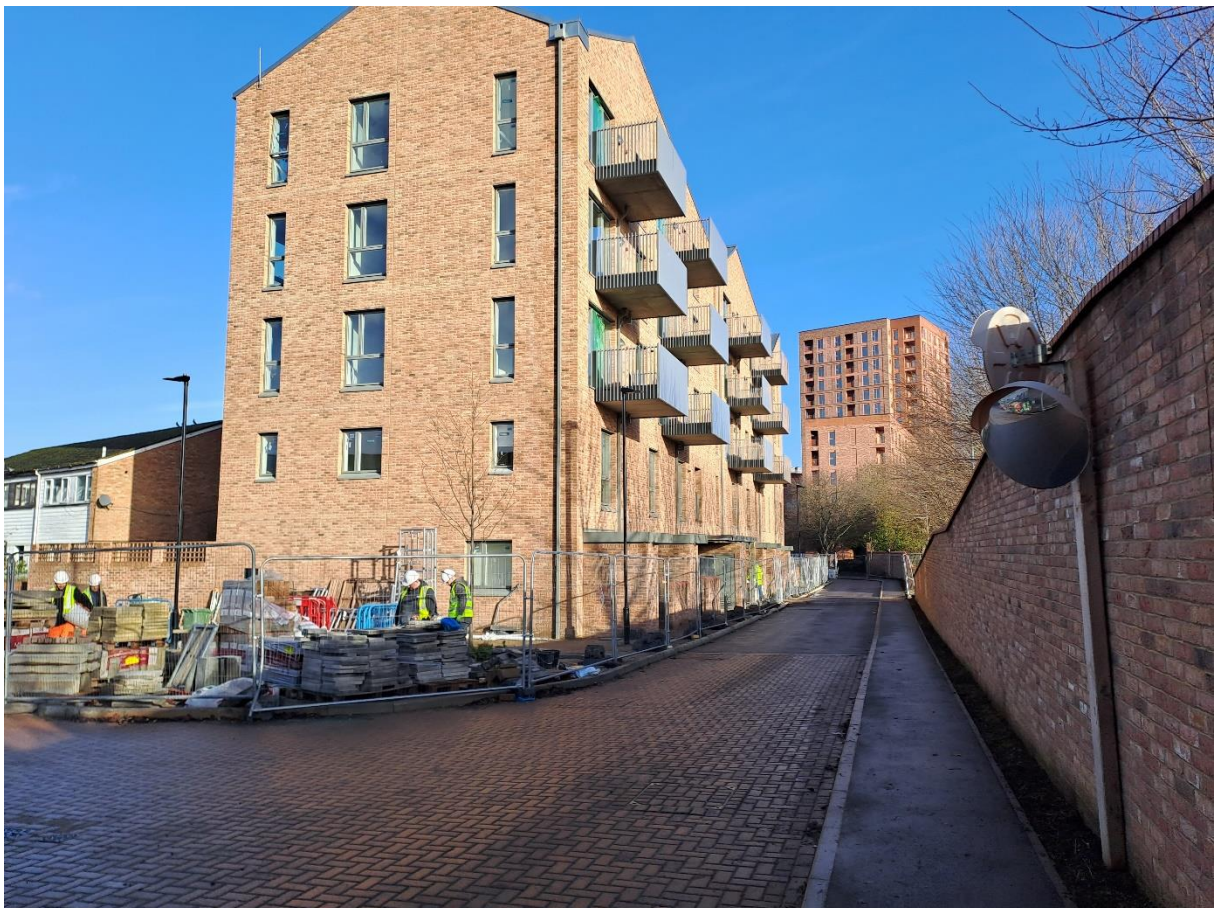
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VERIFICATION REPORT

FOR

**MONUMENT WAY,
LONDON BOROUGH OF HARINGEY
N17 9JL**



Report Title: Verification Report for Monument Way, London Borough of Haringey N17 9JL**Report Status:** Final**Job No:** P5085J2895/CLP**Date:** 17 January 2024**Quality Control: Revisions**

Version	Date	Issued By	Comment

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1 INTRODUCTION

1.1 Background

1.1.1 Mulalley and Company Ltd (“The Client”) has commissioned Jomas Associates Ltd (‘Jomas’), to produce a verification report for the site at Monument Way, London Borough of Haringey N17 9JL following redevelopment of the site.

1.1.2 The site location plan is provided as Figure 1, Appendix 1.

1.1.3 The site is undergoing redevelopment comprising the construction of 2No five-storey and 1No four-storey apartment blocks with associated garden and amenity spaces, car parking and a new access road.

1.1.4 Proposed development plans including landscaping, are provided in Figures 2a, 2b and 2c.

1.1.5 Development permission is being granted by the London Borough of Haringey with a number of conditions relating to various requirements.

1.1.6 Planning Conditions 32 and of application ref HGY/2016/2184, relates to land contamination matters.

1.1.7 Condition 32 states:

Before development commences other than for investigative work:

a) Using information obtained from the Phase1 Desk??Study??Report (CGL June 2016 Revision 1) additional site investigation, sampling and analysis shall be undertaken. The investigation must be comprehensive enough to enable: a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority for approval in writing.

b) If the approved risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

Condition 33 states the following:

Where remediation of contamination on the site is required completion of the remediation detailed in the approved method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

- 1.1.8 A number of reports have been undertaken for the site by 3rd parties, detailed in Section 1.1.10 below, in support of discharge of this condition.
- 1.1.9 The planning decision notice is included within Appendix 2.
- 1.1.10 The following previously issued reports pertain to the site, and should be read in conjunction with this document:
- Phase 1 Geo-environmental Desk Study produced by agb Environmental Ltd, reference P2719.2.0, dated September 2016.
 - Phase 2 Ground Investigation Report produced by agb Environmental Ltd, reference P2719.3.0, dated November 2016.
 - Supplementary Ground Investigation Report produced by agb Environmental Ltd, reference P2719.8.0, dated February 2019.
 - Supplementary Ground Investigation Report produced by agb Environmental Ltd, reference P2719.10.0, dated April 2019.
 - Remediation Strategy Report produced by agb Environmental Ltd, reference P2719.11.0, dated May 2019.
 - Waste Management and Remediation Strategy report produced by SoilEx Environmental Ltd, reference 210128-AMC, dated January 2021.
- 1.1.11 The ground investigation reported concentrations of lead, benzo(a)pyrene, benzo(b)fluoranthene and dibenzo(ah)anthracene were detected in soils in excess of generic assessment criteria for the protection of human health within a 'residential with plant uptake' end-use scenario. The presence of asbestos in the form of chrysotile, crocidolite and amosite, was also detected within soils on site.
- 1.1.12 The land contamination assessments within the reports referenced above concluded that remedial works were required to bring the site into a condition that could be considered suitable for the proposed use.
- 1.1.13 The Remediation Strategy report was prepared following the findings of the Ground Investigation Reports as detailed above.
- 1.2 Remediation Strategy**
- 1.2.1 The remediation strategy was compiled by agb Environmental Ltd and published as referenced in Section 1.1.10. A summary of the strategy is provided below, although reference should be made to the full document for details.
- 1.2.2 The remediation strategy determined that the following remedial activities were required:

- Watching brief during below ground works including photographs where applicable.
- Within areas of soft landscaping in the impacted development area, which overlie existing Made Ground, the removal of Made Ground to a depth of 0.60m bgl or until the natural undisturbed soil is encountered, whichever is shallower. A cover layer comprising a minimum 600mm thickness of certified clean topsoil laid over a geotextile membrane will be utilised. This excludes areas within tree root protection zones.
- Validation testing will be undertaken upon the imported soil to confirm the suitability for use as a clean capping layer.

1.2.3 This report focuses on the above-mentioned works, providing the results of the chemical analysis of validation samples to determine whether the imported soil is suitable for use.

1.3 Limitations

1.3.1 Jomas Associates Ltd ('Jomas') has prepared this report for the sole use of Mulalley and Company Ltd in accordance with the generally accepted consulting practices and for the intended purposes as stated in the agreement under which this work was completed. This report may not be relied upon by any other party without the explicit written agreement of Jomas. No other third-party warranty, expressed or implied, is made as to the professional advice included in this report. This report must be used in its entirety.

1.3.2 The records search was limited to information available from public sources; this information is changing continually and frequently incomplete. Unless Jomas has actual knowledge to the contrary, information obtained from public sources or provided to Jomas by site personnel and other information sources, have been assumed to be correct. Jomas does not assume any liability for the misinterpretation of information or for items not visible, accessible or present on the subject property at the time of this study.

1.3.3 Whilst every effort has been made to ensure the accuracy of the data supplied, and any analysis derived from it, there may be conditions at the site that have not been disclosed by the investigation and could not therefore be taken into account. As with any site, there may be differences in soil conditions between exploratory hole positions. Furthermore, it should be noted that groundwater conditions may vary due to seasonal and other effects and may at times be significantly different from those measured by the investigation. No liability can be accepted for any such variations in these conditions.

2 IMPORTED SOIL COVER LAYER VERIFICATION

- 2.1.1 On 2nd October 2023, a Jomas engineer attended the site to inspect and validate the areas of completed soft landscaping on site. This comprised the rear of Block A, partially Block B and the south-west corner of the site.
- 2.1.2 3No hand pits (HTP1 – HTP3) were completed within the areas of soft landscaping to examine the imported soils and obtain samples for testing.
- 2.1.3 Jomas revisited the site on 8th December 2023 to complete validation within the remaining areas which comprised the remainder of the rear of Block B, as well as the rear of Block C.
- 2.1.4 4No hand pits (TP4 – TP7) were completed within the remaining areas of soft landscaping to examine the imported soils and obtain samples for testing.
- 2.1.5 Pit locations are as identified on Figure 3. Photographs of the validation visits are provided as Figure 4 and Figure 5.
- 2.1.6 Table 2.1 below summarises the observations made.

Table 2.1: Imported Topsoil Observations

Pit ID	Observations
HTP1	GL – 0.67mbgl: Dark brown slightly clayey, slightly gravelly SAND. Sand is fine to coarse. Gravel consists of fine to medium, sub-angular to sub-rounded flint and brick. (MADE GROUND - Topsoil). Membrane observed at 0.67mbgl. ES sample at 0.40mbgl.
HTP2	GL – 0.55mbgl: Dark brown slightly clayey, slightly gravelly SAND. Sand is fine to coarse. Gravel consists of fine to medium, sub-angular to sub-rounded flint and brick. Organic odour present. (MADE GROUND - Topsoil). Membrane observed at 0.65mbgl. ES sample at 0.40mbgl.
HTP3	GL – 0.60mbgl: Dark brown slightly clayey, slightly gravelly SAND. Sand is fine to coarse. Gravel consists of fine to medium, sub-angular to sub-rounded flint and brick. (MADE GROUND - Topsoil). Membrane observed at 0.60mbgl. ES sample at 0.40mbgl.
TP4	GL – 0.58mbgl: Grass over dark brown silty, slightly gravelly sand. Sand is fine to coarse. Gravel consists of fine sub-angular to rounded flint. (TOPSOIL). Membrane observed at 0.58mbgl. ES sample at 0.40mbgl.
TP5	GL – 0.55mbgl: Grass over dark brown silty, slightly gravelly sand. Sand is fine to coarse. Gravel consists of fine sub-angular to rounded flint. (TOPSOIL). Membrane observed at 0.55mbgl. ES sample at 0.30mbgl.
TP6	GL – 0.70mbgl: Grass over dark brown silty, slightly gravelly sand. Sand is fine to coarse. Gravel consists of fine sub-angular to rounded flint. (TOPSOIL). Membrane observed at 0.70mbgl. ES sample at 0.40mbgl.

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Pit ID	Observations
TP7	GL – 0.60mbgl: Grass over dark brown silty, slightly gravelly sand. Sand is fine to coarse. Gravel consists of fine sub-angular to rounded flint. (TOPSOIL). Membrane observed at 0.60mbgl. ES sample at 0.30mbgl.

2.1.7 6No samples were submitted to a UKAS and MCERTS accredited laboratory for testing against a standard suite of common contaminants and asbestos. Details of the basic suite testing are provided below in Table 2.2.

2.1.8 It should be noted that due to the timing of each site visit, alternative laboratories have been used, of which have different limit of detections for the determinands assessed. The lower value has been included in the tables below, allowing for the actual higher values to be included.

Table 2.2: Basic Suite of Determinands

DETERMINAND	LIMIT OF DETECTION (mg/kg)	UKAS ACCREDITATION	TECHNIQUE
Arsenic	<2	Y (MCERTS/ISO 17025)	ICP-OES
Cadmium	<0.2	Y (MCERTS/ISO 17025)	ICP-OES
Chromium	<2	Y (MCERTS/ISO 17025)	ICP-OES
Chromium (Hexavalent)	<2	N	ICP-OES
Lead	<3	Y (MCERTS/ISO 17025)	ICP-OES
Mercury	<1	N	ICP-OES
Nickel	<3	Y (MCERTS/ISO 17025)	ICP-OES
Selenium	<3	N	ICP-OES
Copper	<4	Y (MCERTS/ISO 17025)	ICP-OES
Zinc	<3	Y (MCERTS/ISO 17025)	ICP-OES
Boron (Water Soluble)	<1	N	ICP-OES
pH Value	'+ / - 0.1	Y (MCERTS/ISO 17025)	pH Probe
Sulphate (Water Soluble)	<0.01	Y (MCERTS/ISO 17025)	Ion Chromatography
Total Cyanide	<2	N	Distillation
Speciated/Total PAH	<0.1	Y (MCERTS/ISO 17025)	GC/MS
Phenols	<2	N	CFA
Total Petroleum Hydrocarbons (banded)	< 1 - < 6 (depending on carbon band)	Y (MCERTS/ISO 17025)	GC/FID

2.2 Verification Test Results

2.2.1 The results of the chemical testing are outlined below in Table 2.4 to Table 2.6. The site specific criteria used to derive the relevant screening criteria are provided in Table 2.3.

2.2.2 Full laboratory test certificates are provided in Appendix 3.

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Table 2.3 Site Specific Data

Input Details	Value
Land Use	Residential with plant uptake
Soil Organic Matter	1%

Table 2.4 Soil Laboratory Analysis Results – Metals, Metalloids, Phenol, Cyanide – Imported Topsoil

Determinand	Unit	No. samples tested	Screening Criteria	Min	Max	No. Exceeding
Arsenic	mg/kg	6	37 S4UL	7.4	10.7	0
Cadmium	mg/kg	6	11 S4UL	<0.2	0.60	0
Chromium	mg/kg	6	910 S4UL	10	31	0
Lead	mg/kg	6	200 C4SL	13	78	0
Mercury	mg/kg	6	40 S4UL	<1	0.21	0
Nickel	mg/kg	6	180 S4UL	6	33	0
Copper	mg/kg	6	2400 S4UL	19	46	0
Zinc	mg/kg	6	3700 S4UL	53	163	0
Total Cyanide ^B	mg/kg	6	33 CLEA v 1.06	<0.10	0.51	0
Selenium	mg/kg	6	250 S4UL	<0.50	<2	0
Boron Water Soluble	mg/kg	6	290 S4UL	<1	6.5	0
Phenols (monohydric)	mg/kg	6	120** S4UL	<0.7	<2	0

Notes:

^B Generic assessment criteria derived for free inorganic cyanide. **Screening criteria is for total phenols.

Table 2.5 Soil Laboratory Analysis Results – Polycyclic Aromatic Hydrocarbons (PAHs) – Imported Topsoil

Determinand	Unit	No. Samples Tested	Screening Criteria	Min	Max	No. Exceeding
Naphthalene	mg/kg	6	S4UL 2.3	<0.05	0.08	0
Acenaphthylene	mg/kg	6	S4UL 170	<0.10	<0.10	0
Acenaphthene	mg/kg	6	S4UL 210	<0.05	<0.05	0
Fluorene	mg/kg	6	S4UL 170	<0.05	<0.05	0
Phenanthrene	mg/kg	6	S4UL 95	0.15	0.28	0
Anthracene	mg/kg	6	S4UL 2400	0.10	0.16	0
Fluoranthene	mg/kg	6	S4UL 280	0.30	1.16	0
Pyrene	mg/kg	6	S4UL 620	0.25	1.07	0

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Determinand	Unit	No. Samples Tested	Screening Criteria	Min	Max	No. Exceeding	
Benzo(a)anthracene	mg/kg	6	S4UL	7.2	<0.1	0.49	0
Chrysene	mg/kg	6	S4UL	15	0.18	0.47	0
Benzo(b)fluoranthene	mg/kg	6	S4UL	2.6	0.18	0.72	0
Benzo(k)fluoranthene	mg/kg	6	S4UL	77	<0.1	0.28	0
Benzo(a)pyrene	mg/kg	6	S4UL	2.2	0.15	0.42	0
Indeno(123-cd)pyrene	mg/kg	6	S4UL	27	<0.1	0.28	0
Dibenzo(ah)anthracene	mg/kg	6	S4UL	0.24	<0.1	0.10	0
Benzo(ghi)perylene	mg/kg	6	S4UL	320	<0.1	0.31	0
Total PAH	mg/kg	6	-	-	1.31	5.82	-

Table 2.6 Soil Laboratory Analysis Results – Total Petroleum Hydrocarbons (TPH) – Imported Topsoil

TPH Band	Unit	No. Samples Tested	Screening Criteria		Min	Max	No. Exceeding
C ₈ -C ₁₀	mg/kg	6	S4UL	27	<1.0	<1.0	0
>C ₁₀ -C ₁₂	mg/kg	6	S4UL	74	<1.0	<1.0	0
>C ₁₂ -C ₁₆	mg/kg	6	S4UL	140	<1.0	1.0	0
>C ₁₆ -C ₂₁	mg/kg	6	S4UL	260	<1.0	14	0
>C ₂₁ -C ₃₅	mg/kg	6	S4UL	1100	10	140	0
Total TPH	mg/kg	6	-	-	<11	155	-

Note: *The lower value of guidelines for Aromatic/Aliphatics has been selected

2.3 Asbestos

2.3.1 In addition to the suites above, the 6No samples were screened for the presence of asbestos.

2.3.2 No asbestos was detected in any of the samples tested.

2.4 Discussion

2.4.1 A standalone brick wall runs along the southern boundary of the site and although the existing vegetated area with trees that lies on the southern side of the wall is shown to lie within the site boundary in Figure 1, it has not been assessed within previous reports.

2.4.2 A small area of communal soft landscaping is present in the south-west corner of the site. During Jomas first visit to the site, a hand dug pit was undertaken (HTP1) and a

sample of this material was scheduled for chemical analysis. This area was validated at a thickness of 0.67m with an underlying geotextile membrane and the soil sample scheduled for testing is considered suitable for use.

- 2.4.3 A minimal strip of soil has been observed against the southern boundary wall, excavating a pit was not feasible during Jomas visit. The client has informed Jomas that the wall footing is present, underlying the soil and membrane. Given that the boreholes drilled within close proximity to the wall did not show elevated concentrations of contaminants leading to a remedial measure, the imported soil is considered suitable.
- 2.4.4 Furthermore, above ground planters have also been observed in the south-west of the site, which are overlying asphalt hardstanding and also below ground level. The planters at below ground level appear to have been constructed on the south side of the wall and photographs have been provided by the client showing the installation of a geotextile membrane prior to a significant amount of soil. Given this lies in a communal area on the south side of the site, Jomas consider this to be suitable for use.
- 2.4.5 An addition small strip of communal soft landscaping is also present along the eastern side of Block B. Small shrubs have been planted in this area, assuming for aesthetic purposes only.
- 2.4.6 Jomas have been provided with documentation for the importation of topsoil to the site. All of the imported soil has been provided by 'Sivyer' and therefore the soil that has been tested from the site during 2No occasions is considered representative of all the imported soil.

2.5 Conclusions

- 2.5.1 As shown in the tables above, no contaminants included within the scheduled testing suites returned results above the relevant screening criteria.
- 2.5.2 On this basis the topsoil is considered suitable and safe for use on site with a residential with plant uptake end use.

3 SITE OBSERVATIONS - OTHERS

3.1 Utilities Pipework

- 3.1.1 Jomas understand from the agb Environmental Ltd Remediation Strategy that standard polyethylene (PE) pipework would be suitable.
- 3.1.2 The client has confirmed that utility pipework has been installed in accordance with the supplier's requirements, and provided associated documentation (included in Appendix 6).

3.2 Evidence of Previously Uncharacterised Contamination

Waste management and remediation strategy report (SoilEx Environmental Ltd)

- 3.2.1 The waste management report by SoilEx Environmental Ltd was completed in January 2021 and therefore following the Remediation Strategy by agb Environmental Ltd, May 2019.
- 3.2.2 The SoilEx investigation comprised 3No areas over 4No site visits; a hazardous zinc area, asbestos fragment found and an area of unquantified asbestos.
- 3.2.3 Remediation of the site took place in the form of excavation and disposal as part of reduced level digs to remove and confirm removal of unsuitable levels of zinc and asbestos.
- 3.2.4 The client has confirmed that no further evidence of contamination was observed during the construction phase of works on site.
- 3.2.5 Correspondence to this effect is provided in Appendix 6.

3.3 Waste Disposal

- 3.3.1 Documentation for the disposal of waste soils removed from site are provided in Appendix 4.

4 REFERENCES

British Standards Institution (2015) BS 3882 Specification for topsoil and requirements for use. BSI, London

British Standards Institution (2011) BS 10175 Code of practice for the investigation of potentially contaminated sites. BSI, London

British Standards Institution (2013) BS 8576 Guidance on investigations for ground gas – Permanent gases and Volatile Organic Compounds (VOC's), BSI, London

British Standards Institution BS 5930:2015+A1:2020 Code of practice for ground investigations. BSI, London

British Standards Institution (2015) BS 8485:2015 Incorporating corrigendum No.1 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings. BSI, London

CIRIA C665 (2007) Assessing risks posed by hazardous ground gases to buildings. CIRIA, London

CL:AIRE (2020) Professional Guidance: Comparing Soil Contamination Data with a Critical Concentration. CL:AIRE, Buckinghamshire

Environment Agency (2020) Land contamination risk management (LCRM)

Environment Agency, NHBC & CIEH (2008) Guidance for the safe development of housing on land affected by contamination. R & D Publication 66. London: Environment Agency

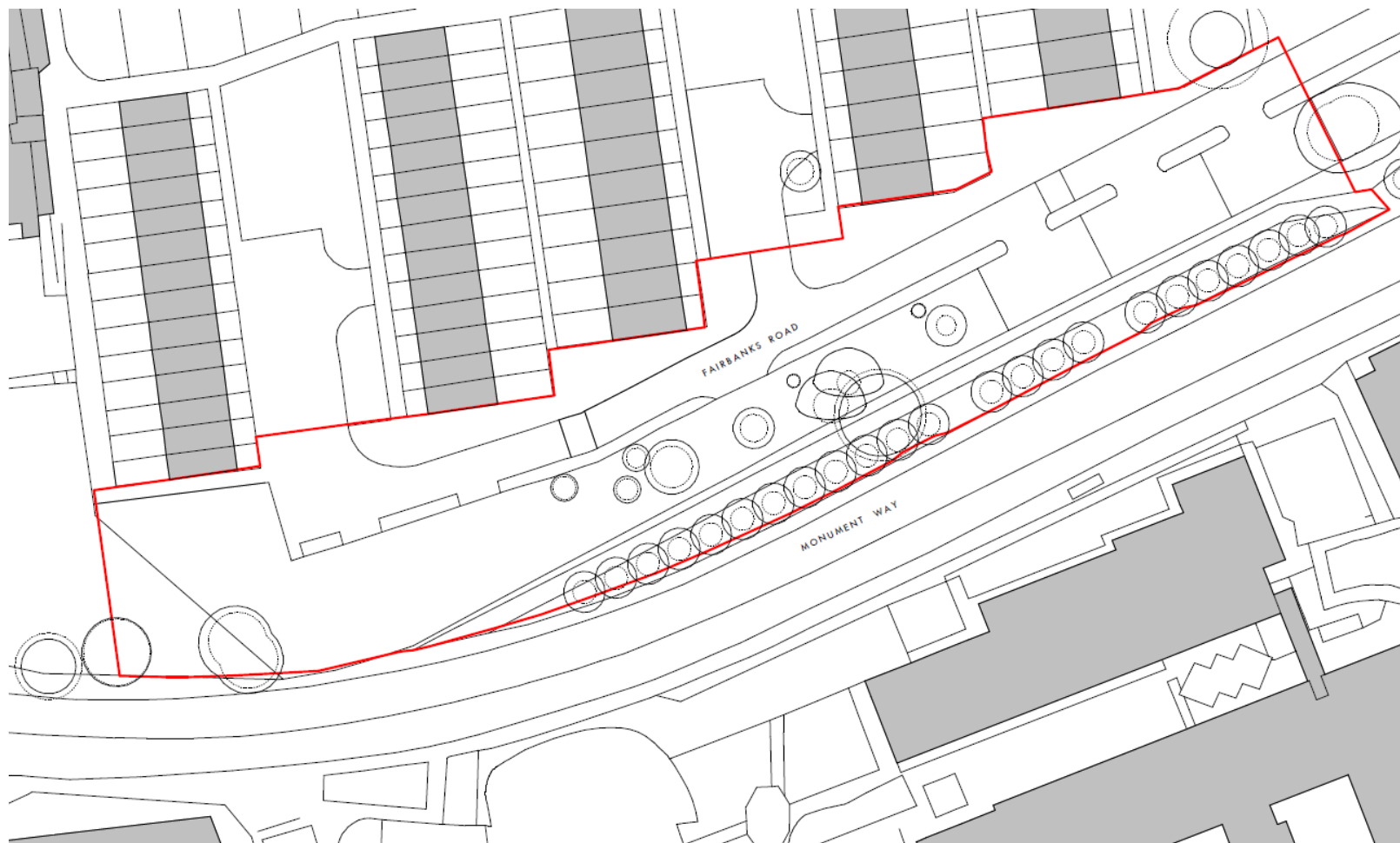
LQM/CIEH S4ULs. LQM, 2014

Ministry of Housing, Communities & Local Government: National Planning Policy Framework. February 2019.

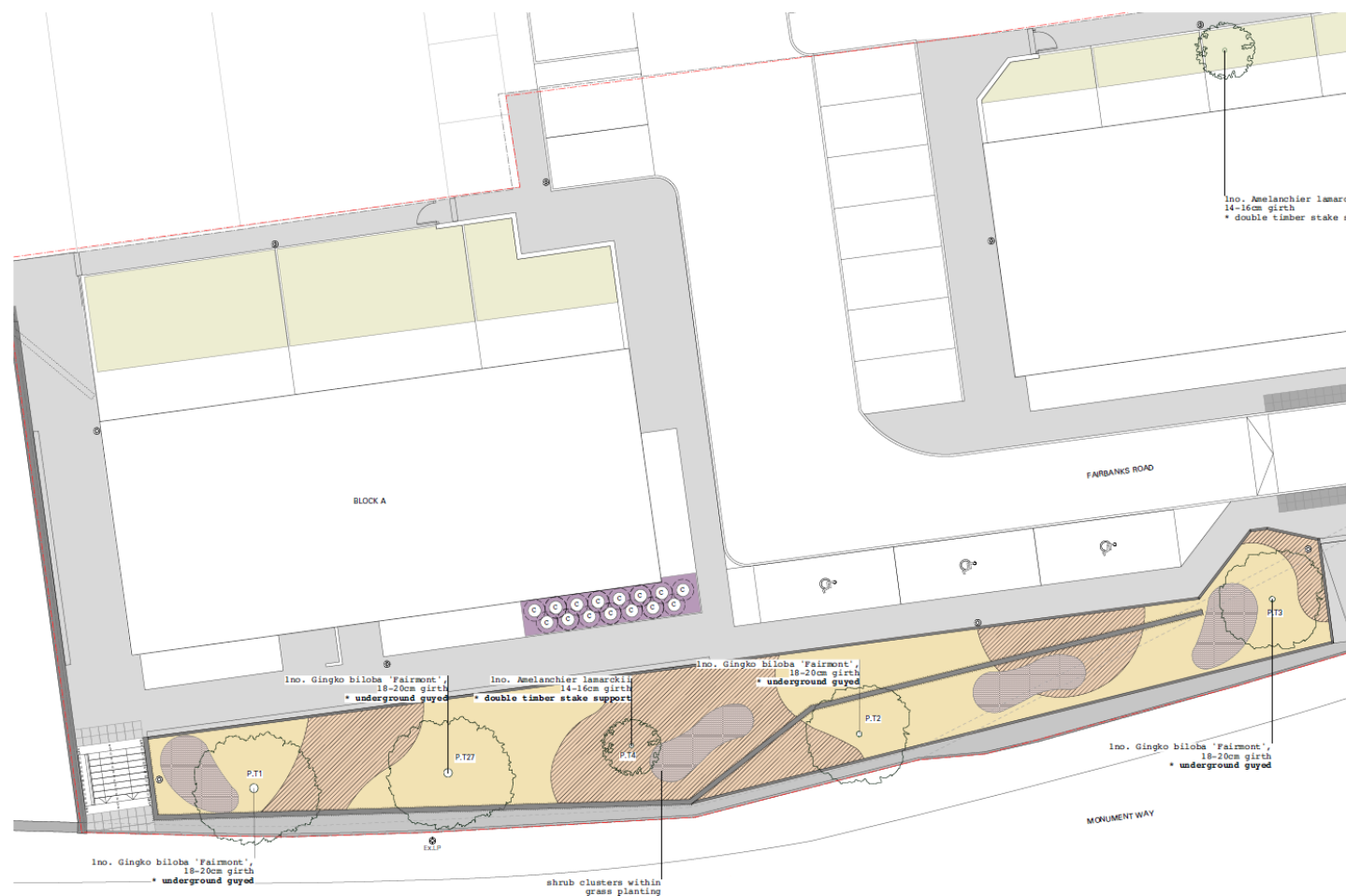
APPENDICES

APPENDIX 1 – FIGURES & SITE VISIT NOTES

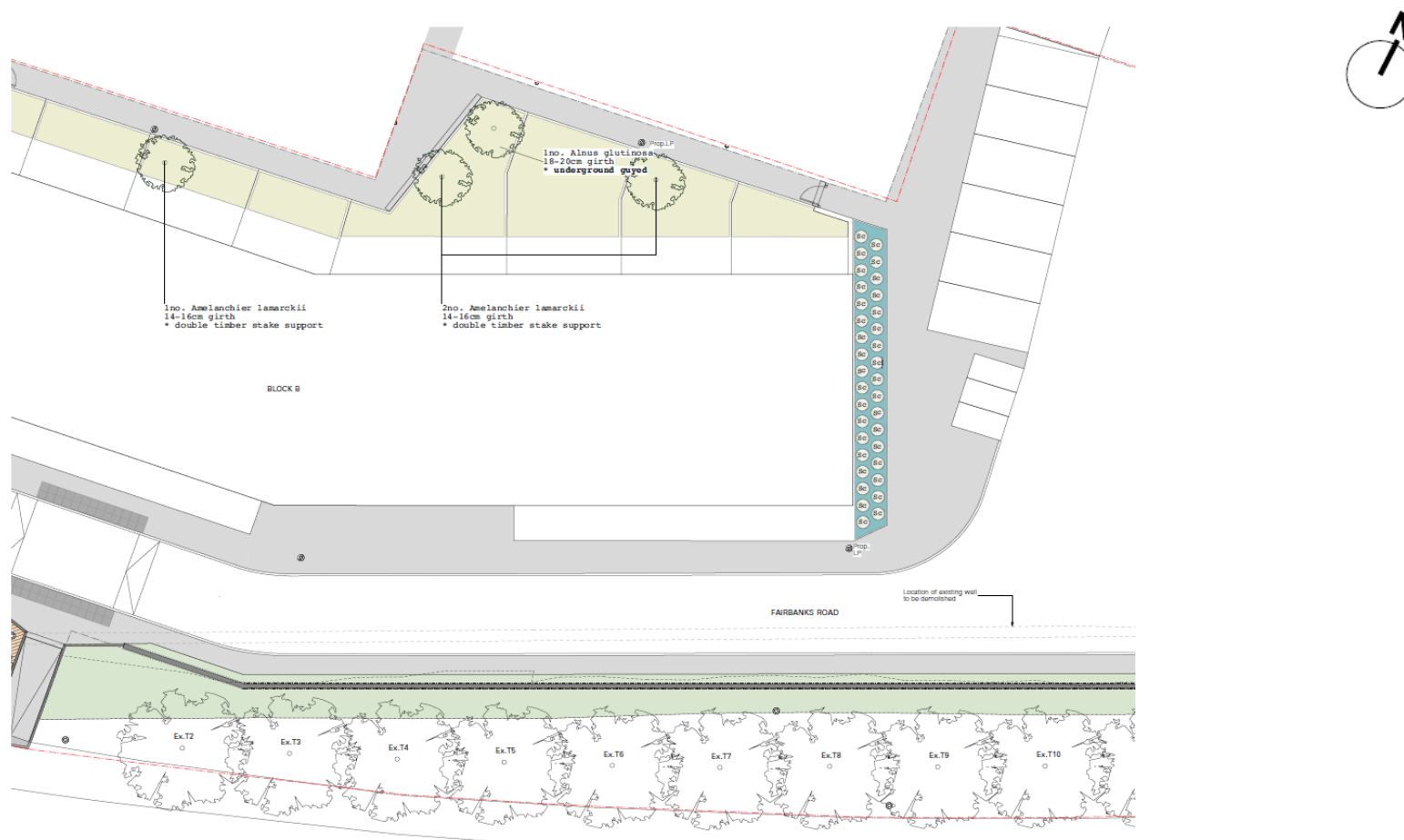
PROJECT NAME	Monument Way	CLIENT	Mulalley and Company Ltd
TITLE	Site location plan	PROJECT NO.	P5058J2895
DATE	December 2023	FIGURE NO.	1



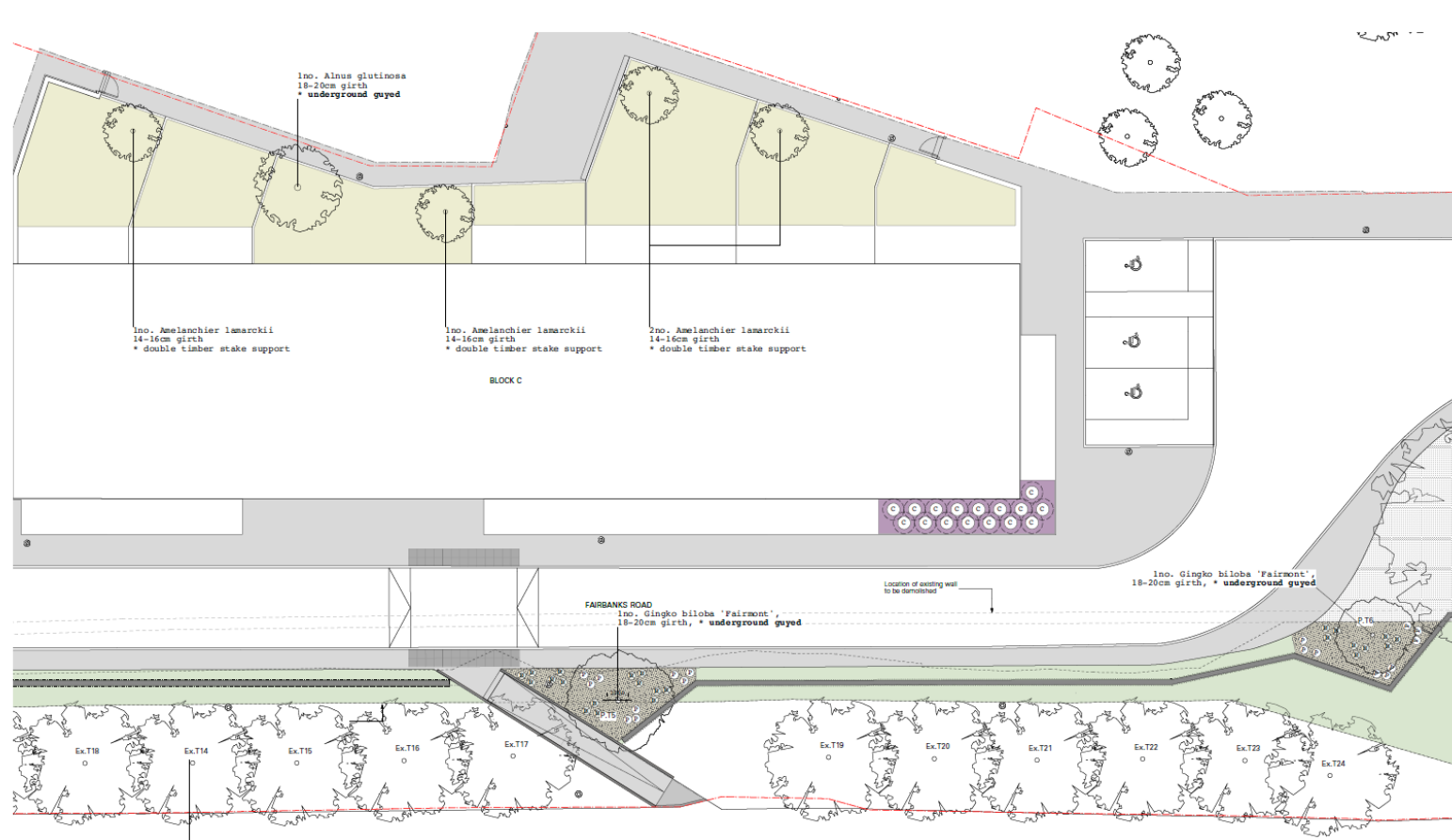
PROJECT NAME	Monument Way	CLIENT	Mulalley and Company Ltd
TITLE	Proposed development plan – Block A	PROJECT NO.	P5058J2895
DATE	December 2023	FIGURE NO.	2a



PROJECT NAME	Monument Way	CLIENT	Mulalley and Company Ltd
TITLE	Proposed development plan – Block B	PROJECT NO.	P5058J2895
DATE	December 2023	FIGURE NO.	2b

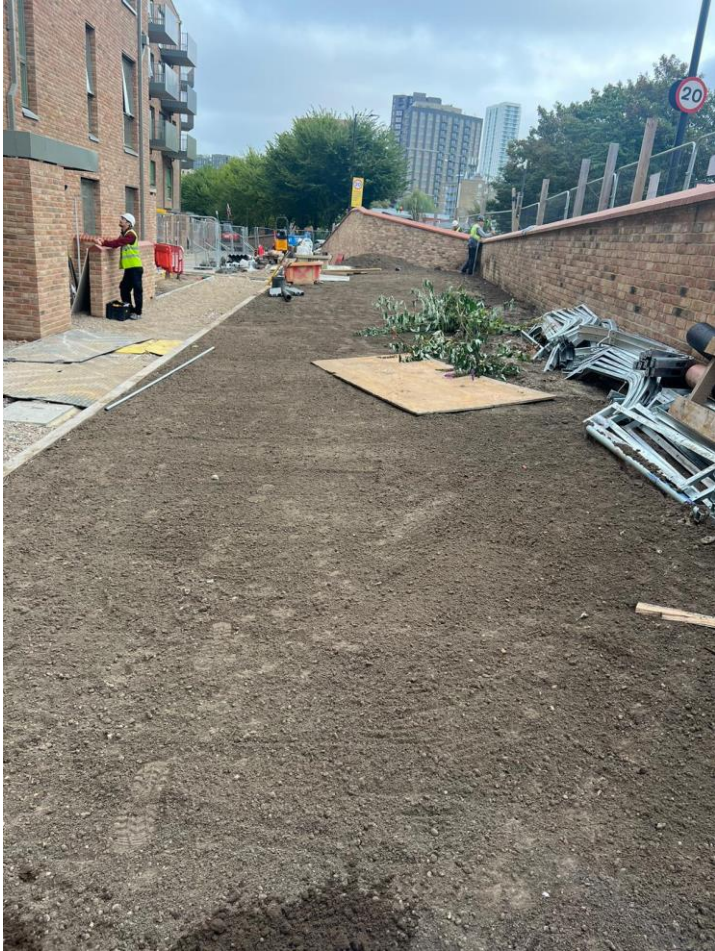
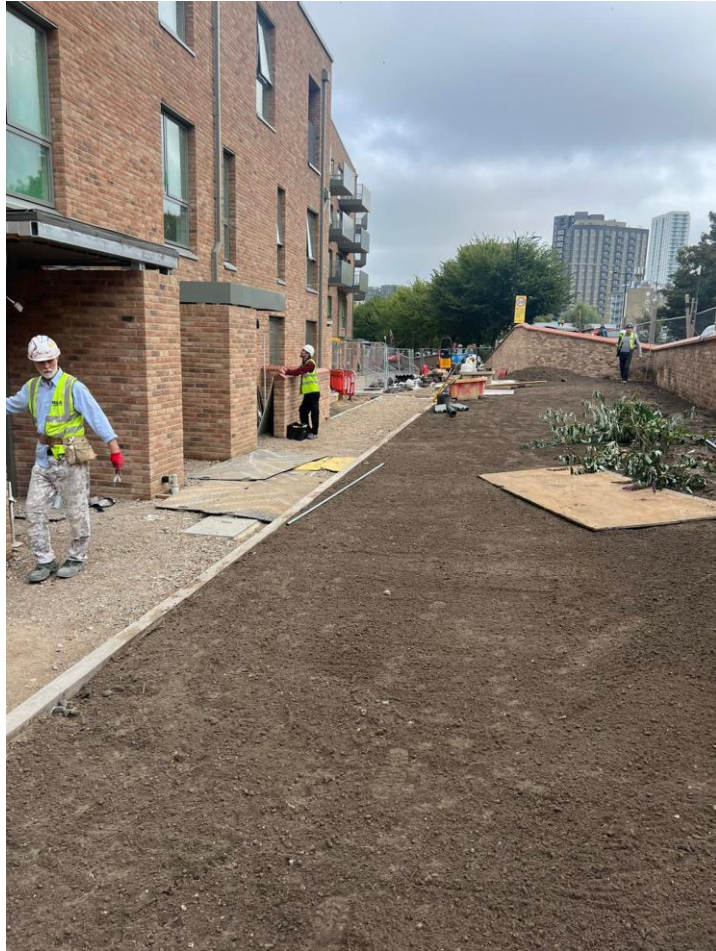


PROJECT NAME	Monument Way	CLIENT	Mulalley and Company Ltd
TITLE	Proposed development plan – Block C	PROJECT NO.	P5058J2895
DATE	December 2023	FIGURE NO.	2c



[illegible]

PROJECT NAME	Monument Way	CLIENT	Mulalley & Company Ltd
TITLE	Topsoil Validation Photoplan	FIGURE	4
Photo 1: Orange membrane in HTP1.		Photo 2: Depth of HTP1 is 0.67m.	
			

PROJECT NAME	Monument Way	CLIENT	Mulalley & Company Ltd
TITLE	Topsoil Validation Photoplan	FIGURE	4
Photo 3: Front section of Plot A.		Photo 4: Front section of Plot A.	
			

PROJECT NAME	Monument Way	CLIENT	Mulalley & Company Ltd
TITLE	Topsoil Validation Photoplan	FIGURE	4
Photo 5: Orange membrane in HTP2.		Photo 6: Depth of HTP2 is 0.55m.	
			

PROJECT NAME	Monument Way	CLIENT	Mulalley & Company Ltd
TITLE	Topsoil Validation Photoplan	FIGURE	4
Photo 7: Rear section of Plot A.		Photo 8: Rear section of Plot A.	
			

PROJECT NAME	Monument Way	CLIENT	Mulalley & Company Ltd
TITLE	Topsoil Validation Photoplan	FIGURE	4
Photo 9: Depth of HTP3 is 0.60m.		Photo 10: Orange membrane in HTP3.	
			

PROJECT NAME	Monument Way	CLIENT	Mulalley & Company Ltd
TITLE	Topsoil Validation Photoplan	FIGURE	4
Photo 11: Rear section of Plot B.		Photo 12: Rear section of Plot B.	
			

PROJECT NAME	Monument Way	CLIENT	Mulalley & Company Ltd
TITLE	Photoplan Block B & C	FIGURE	5
Photo 1: Arisings shown from TP4.		Photo 2: Orange membrane visible at 0.6mbgl.	
			

PROJECT NAME	Monument Way	CLIENT	Mulalley & Company Ltd
TITLE	Photoplan Block B & C	FIGURE	5
Photo 3: Measuring tape showing the depth of TP4 to 0.6mbgl.		Photo 4: Arisings shown from TP5.	
			

PROJECT NAME	Monument Way	CLIENT	Mulalley & Company Ltd
TITLE	Photoplan Block B & C	FIGURE	5
Photo 5: Orange membrane visible at 0.55mbgl.		Photo 6: Measuring tape showing the depth of TP5 to 0.55mbgl.	
			

PROJECT NAME	Monument Way	CLIENT	Mulalley & Company Ltd
TITLE	Photoplan Block B & C	FIGURE	5
Photo 7: Arisings shown from TP6.		Photo 8: Orange membrane visible at 0.7mbgl.	
			

PROJECT NAME	Monument Way	CLIENT	Mulalley & Company Ltd
TITLE	Photoplan Block B & C	FIGURE	5
Photo 9: Measuring tape showing the depth of TP6 to 0.7mbgl.		Photo 10: Arisings shown from TP7.	
			

PROJECT NAME	Monument Way	CLIENT	Mulalley & Company Ltd
TITLE	Photoplan Block B & C	FIGURE	5
Photo 11: Orange membrane visible at 0.6mbgl and measuring tape showing the depth of TP7 to 0.6mbgl.		Photo 12: View of TP6 before excavation.	
			

PROJECT NAME	Monument Way	CLIENT	Mulalley & Company Ltd
TITLE	Photoplan Block B & C	FIGURE	5
Photo 13: Front area of Block B.		Photo 14: Front area of Block C.	
			

PROJECT NAME	Monument Way	CLIENT	Mulalley & Company Ltd
TITLE	Photos provided by the client	FIGURE	6
Photo 15: Photos provided by the client showing the planters in the south-west of the site.		Photo 16: Photos provided by the client showing the planters in the south-west of the site.	
			

PROJECT NAME	Monument Way	CLIENT	Mulalley & Company Ltd
TITLE	Photos provided by the client	FIGURE	6
Photo 17: Photos provided by the client showing the planters in the south-west of the site.		Photo 18: Photos provided by the client showing the planters in the south-west of the site.	
			

APPENDIX 2 – PLANNING DECISION NOTICE

Planning Service

Emma Williamson Assistant Director Planning Service

John Fannon
Allies and Morrison
85 Southwark Street
London
SE1 0HX

On behalf of
Angela Wint
Newlon Housing Trust
Newlon House
4 Daneland Walk
Hale Village
London
N17 9FE

Planning Application Reference No. HGY/2016/2184

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015**

NOTICE OF PLANNING PERMISSION

Location: **Land north of Monument Way and South of Fairbanks Road, N17**

Proposal: **Outline application for development of the site to create 54 affordable residential units (Class C3) (12 x 1 bed, 24 x 2 bed and 18 x 3 bed units) in three blocks ranging in height from 4-stories to 5-stories (appearance, landscaping, layout and scale are reserved)**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **PERMIT** the above development in accordance with the application dated 10/11/2016 and drawing numbers: Proposed Ground Floor Plan (16017_00_07_010); Proposed Site Plan (16017_00_07_004); Proposed Building Heights (1601700_07_003)

SEE SCHEDULE OF CONDITIONS ATTACHED



21/12/2017

Dean Hermitage
Head of Development Management and Planning Enforcement
Planning Service

NOTE: 1. You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent

2. This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

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Emma Williamson Assistant Director Planning Service

HGY/2016/2184

The following conditions have been applied to this consent and these conditions must be complied with:

1. All applications for the approval of Reserved Matters within the OUTLINE permission hereby approved, as depicted on the approved plans shall be made to the Local Planning Authority no later than the expiration of 3 years from the date of this permission, and the development hereby authorised must be begun not later than whichever is the later of the following dates, failing which the permission shall be of no effect:

- a) The expiration of three years from the date of this permission OR
- b) The expiration of two years from the final date of approval of any of the reserved matters.

Reason: This condition is imposed by virtue of Section 92 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2. This permission is granted in OUTLINE, in accordance with the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and before any development is commenced, the approval of the Local Planning Authority shall be obtained to the following reserved matters:

- (a) appearance;
- (b) landscaping;
- (c) layout; and
- (d) scale.

Full particulars of these reserved matters, including plans, sections and elevations and all to an appropriate scale, and any other supporting documents shall be submitted to the Local Planning Authority for the purpose of obtaining their approval, in writing. The development shall then be carried out in complete accordance with those particulars.

Reason: In order to comply with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) which requires the submission to and approval by, the Local Planning Authority of reserved matters.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

3. The OUTLINE development hereby authorised shall be carried out in accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority. Those being:

Proposed Ground Floor Plan (16017_00_07_010); Proposed Site Plan (16017_00_07_004); Proposed Building Heights (1601700_07_003)

Reason: For the avoidance of doubt and in the interests of proper planning.

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4. The number of dwellings to be developed on the application site shall not exceed 54.

Reason: To ensure the development is carried out in accordance with the plans and other submitted details and to ensure the development is within the parameters assessed.

5. Any application for reserve matters submitted shall include details of existing site levels and detailed heights of all proposed buildings on the site in conformity with the Proposed Building Heights (1601700_07_003)

Reason: In the interests of proper planning and to protect the amenity of the locality.

6. Any application for reserve matters submitted shall provide the following mix of dwellings: 12 one-bedroom dwellings, 24 two-bedroom dwellings and 18 three-bedroom dwellings, unless there is a demonstrable need for an alternative mix of dwellings at the time of application.

Reason: To ensure mixed and balanced communities.

7. Prior to the commencement of the development, a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted in writing to and for approval by the Local Planning Authority. The Plans shall provide details on how construction work (including demolition) would be undertaken in a manner that disruption to traffic and pedestrians is minimised. It is also required that construction vehicle movements be carefully planned and co-ordinated to avoid the AM and PM peak periods. The development will thereafter be implemented in accordance with the approval.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation and highways network.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

8. Detailed plans and drawings with respect to the matters reserved for subsequent approval shall include details of the proposed access roads and landscaping, including the location of the existing cycle track and bus shelter, shall be submitted to and approved in writing by the Local Planning Authority; such drawings to show method of construction, traffic calming measures, drainage, street lighting, kerb alignment, levels, areas of highway visibility and surface treatment. No part of the development shall be occupied until the works of construction have been carried out in accordance with the drawings so approved.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation and highways network.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

9. Any application for reserve matters related to layout shall demonstrate car parking space in general conformity with the plans attached to Condition 3 above. The spaces shown reserved for parking of cars shall be used for or available for such use at all times.

Reason: To protect the amenity of adjoining occupiers.

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10. Details of a scheme for the management, maintenance and enforcement of car parking within the development shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before any part of the development is first occupied and the parking areas shall be operated in accordance with the approved scheme at all times unless previously agreed in writing by or on behalf of the Authority.

Reason: To protect the amenity of adjoining occupiers and prevent obstruction on the highway.

11. Any application for reserve matters related to layout shall be accompanied by arrangements for cycle storage (including means of enclosure for the area concerned where necessary) in conformity with relevant London Plan standards.

Reason: To ensure that adequate cycle storage facilities are provided.

12. Any application for reserve matters related to layout shall provide details of electric vehicle charging points in conformity with relevant London Plan policy and guidance.

Reason: To promote sustainable travel.

13. At least 10% of all dwellings hereby approved shall be wheelchair accessible or easily adaptable for wheelchair use (Part M4 (3) 'wheelchair user dwellings' of the Building Regulations 2010 as amended) in conformity with Design and Access Statement, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure inclusive and accessible development.

14. Any application for reserve matters relating to layout shall be accompanied by a Child Play Space Strategy. The Strategy shall demonstrate how child play space provision will be accommodated on and off the site in conformity with benchmarks contained in the London Plan SPG: Shaping Neighbourhoods: Play and Informal Recreation. The strategy shall be implemented prior to the occupation of the development for residential purposes.

Reason: To ensure high quality development.

15. Any application for reserve matters relating to landscaping shall include details of the proposed boundary treatment, including the re-provision of treatment along Monument Way, in accordance with approved pedestrian site accessed. The details shall demonstrate appropriate retention of existing landscaping as required and a high quality of design.

Reason: In the interest of the visual amenity of the area and residential amenities of neighbouring occupiers.

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16. Any application for reserve matters relating to landscaping shall provide;

Details of hard landscaping works to include:

- vehicle and pedestrian access and circulation areas
- hard surfacing materials
- minor artefacts and structures (e.g. furniture, refuse or other storage units, signs, lighting etc.)
- proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc) including details of the re-located sub-station on the site.

Details of soft landscape works which shall include:

- planting plans
- a full schedule of species of new trees and shrubs proposed to be planted (in addition to those trees required to be planted as per the re-planting condition above)
- written specifications (including cultivation and other operations) associated with plant and grass establishment;
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and
- an implementation programme.

Reason: In the interest of the visual amenity of the area and residential amenities of neighbouring occupiers.

17. The development hereby permitted shall not be begun until details of the design, implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include:

- a) Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control the surface water discharged from the site and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;
- b) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- c) Flood water exceedance routes, both on and off site;
- d) A timetable for its implementation, and
- e) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Once approved, the scheme shall be implemented, retained, managed and maintained in accordance with the approved details.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

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18. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

19. Any application for the approval of reserve matters related to landscape shall include a Tree re-planting plan. The plan shall be in general accordance with the document Arboricultural Impact Assessment prepared by agb Environmental dated October 2016 and address the loss of amenity arising by proposing the re-planting of 20 in appropriate locations across the site.

Reason: To protect the amenity of the locality.

20. Any application for reserve matters related to landscape and layout shall be accompanied by a Tree Protection Method Statement (TPMS), in general accordance with the recommendations in document Arboricultural Impact Assessment prepared by agb Environmental dated October 2016 (and accompanying tree protection drawings) for consideration and determination by the local planning authority. The TPMS shall additionally provide:

- The frequency of periodic inspections of the installed tree protection measured to be undertaken by the Consultant Arboriculturist during the development process.

- Confirmation all construction works within identified root protection areas (or areas that may impact on them) must be carried out under the supervision of the Consultant Arboriculturist.

The approval shall be implemented prior to the commencement of any tree works on the site and maintained until the development works are complete, and any associated tree protection works shall be removed as soon as is practicable when no longer required.

Reason: In order to safeguard the trees in the locality.

21. Prior to any trees works on the applicant site (including tree removal), a Tree Protection Site Meeting shall occur. The meeting shall be attended by the Site manager, the Consultant Arboriculturist, the Council Arboriculturist and all relevant contractors. The meeting shall confirm all the protection measures in line with the approved Tree Protection Scheme, and discuss any construction works that may impact on the trees.

Reason: In order to safeguard the trees in the locality.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

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22. Prior to any works on the application site, the installed tree protection measures as approved in the Tree Protection Scheme must be inspected and approved by the Council's Arboriculturist.

Reason: In order to safeguard the trees in the locality.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

23. Any application for reserve matters related to landscaping and layout shall be accompanied by an Ecological Improvement Implantation Plan for consideration and determination by the local planning authority. The plan shall proposed ecological measures in broad conformity with the document Ecological Appraisal prepared by abg Environmental dated September 2016 in line with the National Planning Policy Framework requirements for nature conservation. The development shall thereafter be implemented in accordance with the approved plan(s).

Reason: To protect ecological amenity.

24. Any application for the approval of reserve matters related to layout, appearance and scale shall be accompanied by a detailed noise assessment in broad conformity with the document Noise Assessment prepared by Cass Allen Associated dated August 2016, that proposes suitable glazing and ventilation systems to for the approved units ensure the noise impacts to internal habitable rooms are in conformity with BS8233:2014. The noise assessment shall also propose noise mitigation for rear gardens in conformity with the document.

Reason: To ensure high quality residential development.

25. Any application for reserve matters shall be accompanied by details of the measures to be incorporated into all the development demonstrating how the principles and practices of the 'Secured by Design' scheme have been included. The applicant shall demonstrate these details have been considered in consultation with the Metropolitan Police Designing Out Crime Officers.

Reason: To create safe and sustainable communities.

26. Any application for reserve matters relating to layout and landscaping shall provide details for the collection and storage of waste and recycled materials for approval by the local planning authority. The details shall demonstrate sufficient on site capacity for the storage of both residential waste and recycled materials and provide the details of a cleaning plan in general conformity with Policy DM4. The development shall thereafter be implemented in accordance with the approval.

Reason: To protect the amenity of the locality.

27. Any application for the approval of reserve matters related to layout shall provide a feasibility study showing how the scheme shall connect, or demonstrational justification as to why it cannot connect, to a district energy network serving the local area. The study shall be authored by a suitable qualified person and make reference to viability where required and thereafter shall be implemented in accordance with the approval.

Reason: To mitigate the impacts of climate change to assess a future district energy connection.

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28. Any application for the approval of reserve matters related to layout shall be accompanied by a feasibility study showing the provision of a single boiler facility for the development hereby approved and associated infrastructure, which will serve all heat and hot water loads for all the units on the site communally. If provision is feasible, the study shall include:

- a) location of the possible energy centre;
- b) specification of equipment and location within the energy centre;
- c) flue arrangement;
- d) an operation/management strategy; and
- e) the method of how the facility and infrastructure may be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, punch points through structure and route of the pipe link to the highway)

If provision is not feasible this shall be justified. The study shall be authored by a suitable qualified person and make reference to viability where required.

If domestic boilers are proposed, the details shall demonstrate that the boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh.

Reason: To mitigate the impacts of climate change to assess a future district energy connection.

29. Any application for the approval of reserve matters related to appearance and layout shall include details of rooftop Photovoltaic (PV) solar panels in general conformity with the document "Energy Statement for Monument Way" by XCO2, dated September 2016. The details shall demonstrate delivery of 40kWp of energy to the development site.

Reason: To mitigate the impacts of climate change.

30. Any application for the approval of reserve matters related to appearance and layout shall include an updated energy statement to that submitted with the outline permission ("Energy Statement for Monument Way" by XCO2, dated September 2016) detailing the extent of carbon reduction the proposed scheme achieves and where necessary the extent of carbon offsetting required.

Reasons: To mitigate the impacts of climate change.

31. Prior to the commencement of the development the results of a CIBSE TM49 Dynamic Thermal Modelling (using London's Future Weather Pattern and central urban environment) shall be submitted in writing to and for approval by the Local Planning Authority.

The results shall demonstrate that 1) all unit layouts approved at the reserve matters stage have passed assessment; 2) the development poses a limited risk for overheating; and 3) all appropriate measures have been installed to minimize this risk. The details shall include design measures and explore the feasibility external solar shading and passive ventilation. The development shall be constructed in accordance with approved details and maintained thereafter.

Reason: To mitigate the impacts of climate change and ensure sustainable development.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

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32. Before development commences other than for investigative work:

a) Using information obtained from the Phase1 Desk??Study??Report (CGL June 2016 Revision 1) additional site investigation, sampling and analysis shall be undertaken. The investigation must be comprehensive enough to enable: a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority for approval in writing.

b) If the approved risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

33. Where remediation of contamination on the site is required completion of the remediation detailed in the approved method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

34. Prior to the commencement of the development, a revised air quality assessment (including an Air Quality Neutral assessment) taking into account the comments in the Air Quality Assessment by XCO2 Energy dated September 2016, shall be submitted in writing to and for approval by the Local Planning Authority. The revised assessment shall propose a mechanical ventilation system for the development to mitigate air quality impacts. The development shall be constructed in accordance with the approved details, and maintained thereafter.

Reason: To mitigate air quality impacts.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

35. Any application for the approval of reserve matters related to layout shall provide an assessment of the requirement to provide details of traffic-related impacts in the vicinity of an Air Quality Management Area (AQMA). The assessment shall be in conformity with Environmental Protection UK (EPUK)/ IAQM planning guidance in relation to anticipated construction and/or operational flows of the development hereby approved.

Reason: To protect local air quality.

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36. Prior to the commencement of the development, an Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, shall be submitted in writing to and approved by the Local Planning Authority. The plan shall be in accordance with the London Plan SPG Dust and Emissions Control and shall also include a Dust Risk Assessment. The Plan shall be implemented as approved and be maintained for the construction phase of the development.

Reason: To protect local air quality.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

37. Prior to the commencement of the development, the site or Contractor Company shall register with the Considerate Constructors Scheme. Written Notification of registration shall be sent to the Local Planning Authority and the construction phase of the development shall be in accordance with the Scheme.

Reason: To protect the amenity of the locality.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission

38. All plant and machinery to be used during the demolition and construction phases of the development shall meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM.

Reason: To protect local air quality.

39. Prior to the commencement of the development, all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW shall be registered at <http://nrmm.london/>. The Local Planning shall be notified in writing of registration.

Reason: To protect local air quality.

The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

40. An inventory of all NRMM shall be kept on the development site during the course of the demolitions, site preparation and construction phases. All machinery shall be regularly serviced and service logs kept on site for inspection which detail proof of emission limits for all equipment. This documentation shall be made available to local authority officers as required until development completion.

Reason: To protect local air quality.

41. Any application for the approval of reserve matters related to layout and scale shall be accompanied by a revised daylight/light assessment. The assessment methodology shall be BRE complaint and address the any updated layout matters from the outline application stage.

Reason: To protect the amenity of adjoining occupiers.

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Emma Williamson Assistant Director Planning Service

42. Any application for reserve matters related to appearance shall provide details of a Central Satellite Dish/Receiving System for the residential units. The system shall minimise the appearance of any antenna proposed to be affixed to the buildings and have regard to the visual amenity of adjoining occupiers.

Reason: To protect the amenity of the locality.

43. The placement of any satellite dish or television antenna on any external surface of the development is precluded, excepting the approved central dish/receiving system approved pursuant to the "Central Dish/Receiving System" condition above.

Reason: To protect the amenity of the locality.

INFORMATIVE:

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

INFORMATIVE:

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE:

In meeting the requirements of Approved Document Q pursuant to the building regulations, the applicant may wish to seek the advice of the Police Designing Out Crime Officers (DOCOs) concerning certified products. The services of the Police DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.

INFORMATIVE:

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit thameswater.co.uk/buildover.

INFORMATIVE:

In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.

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INFORMATIVE:

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

INFORMATIVE:

There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone.

INFORMATIVE

There are large water mains adjacent to the proposed development. Thames Water will not allow any building within 5 metres of them and will require 24 hours access for maintenance purposes. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

INFORMATIVE:

This authority strongly recommends that sprinklers are considered for new development and major alterations to existing premises particularly where the proposals relate to schools and care homes. Sprinklers systems installed in buildings can significantly reduce the damage caused by fire and the consequential costs to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinklers systems in order to save money save property and protect the lives of the occupier. Please note that it is our policy to regularly advise our elected members about this issue.

INFORMATIVE:

Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

INFORMATIVE:

The new development will require naming. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

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INFORMATIVE:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2016, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

21/12/2017

Dean Hermitage
Head of Development Management and Planning Enforcement
Planning Service

APPENDIX 3 – LABORATORY CHEMICAL TEST DATA (TOPSOIL VALIDATION TESTING)

Jomas Associates
Unit 24
Sarum Complex
Salisbury Road
UB8 2RZ

Moor Lane
Witton
Birmingham
B6 7HG
Tel: +44 (0)121 344 4838
birmingham@igne.com
www.igne.com

Chemical Analysis - Monument Way

For the Attention of	Clare Prosser	Samples Taken By:	
Report Number	23-03017	Date Testing Commenced	11/10/2023
Client Reference/Site	Monument Way	Date Testing Completed	02/11/2023
Order Number	J2895		
Date Samples Received	06/10/2023		
Date Instructions Received	06/10/2023		

Dear Clare,

Thank you for your recent submission of samples for testing. Analysis has now been completed and please find herein your laboratory testing report.

If you would like to discuss your report or have any questions, comments or feedback, please don't hesitate to get in touch, we'd be delighted to hear from you.

Thanks again for choosing Igne for your analytical requirements, we hope the experience has been a pleasant one and we look forward to working with you again in the not too distant future.

Notes

Only those results indicated in this report are ISO 17025 or MCERTS accredited and any opinions or interpretations expressed are outside the scope of ISO 17025 accreditation. This report is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service.

All results contained in this report are provisional unless signed by an approved signatory.

Unless we are advised to the contrary, samples will be disposed after a period of one month from the reporting date. Samples tested for asbestos are retained for six months.

Sample location, site address, taken by and client reference are included where provided by the client. Igne accepts no responsibility for the validity or accuracy of this information.

This report should not be reproduced in full without the written approval of the laboratory.

All results regarding TPH banding will be followed by an acronym used for HazWaste Online. An explanation of this can be found on www.hazwasteonline.com under ".HWOL Acronym System".



Date of Issue 02/11/2023

Approved by: Andrew Timms, General Manager



SUMMARY OF CHEMICAL ANALYSIS

Report Number: 23-03017

Client Reference/Site: Monument Way

					Sample ID	16083	16084	16085
					Other ID			
					Depth m	0.40	0.40	0.40
					Lab ID	HTP1	HTP2	HTP3
					Sample Type	SOIL	SOIL	SOIL
					Sample Date	02/10/2023	02/10/2023	02/10/2023
Test	Method	Acc	LOD	Units				
Metals - Solid								
Arsenic	TP137	M	0.5	mg/kg	7.4	10.7	7.8	
Boron, water soluble	TP032	U	0.2	mg/kg	1.7	6.5	2.2	
Cadmium	TP137	M	0.1	mg/kg	0.38	0.60	0.41	
Chromium	TP137	M	1	mg/kg	23	16	21	
Chromium, hexavalent	TP040	N	0.3	mg/kg	< 0.3	< 0.3	< 0.3	
Copper	TP137	M	1	mg/kg	19	46	25	
Lead	TP137	M	1	mg/kg	50	78	75	
Mercury	TP137	M	0.1	mg/kg	0.11	0.14	0.21	
Nickel	TP137	M	1	mg/kg	9	14	10	
Selenium	TP137	U	0.5	mg/kg	< 0.50	< 0.50	< 0.50	
Zinc	TP137	M	0.5	mg/kg	69.0	163	92.4	
Inorganic Suite - Solid								
Cyanide, total	TP193	N	0.1	mg/kg	< 0.10	< 0.10	0.51	
pH	TP019	M	0	-	7.5	8.1	8.1	
Sulphate, acid soluble (as SO4)	TP171	U	0.02	% SO4	0.13	0.28	0.13	
Sulphate, water soluble in 2:1 extract (as SO4)	TP169	M	0.01	g/l	0.08	0.79	0.11	
Phenol, monohydric	TP193	N	0.7	mg/kg	< 0.7	< 0.7	< 0.7	
TPH - Solid								
TPH (C6-C10) - EH_1D_Total	TP067	N	1	mg/kg	< 1	< 1	< 1	
TPH (C10-C12) - EH_1D_Total	TP067	N	1	mg/kg	< 1	< 1	< 1	
TPH (C12-C16) - EH_1D_Total	TP067	N	1	mg/kg	< 1	< 1	1	
TPH (C16-C21) - EH_1D_Total	TP067	N	1	mg/kg	9	6	14	

SUMMARY OF CHEMICAL ANALYSIS

Report Number: 23-03017

Client Reference/Site: Monument Way

					Sample ID	16083	16084	16085
					Other ID			
					Depth m	0.40	0.40	0.40
					Lab ID	HTP1	HTP2	HTP3
					Sample Type	SOIL	SOIL	SOIL
					Sample Date	02/10/2023	02/10/2023	02/10/2023
Test	Method	Acc	LOD	Units				
TPH (c8-c40) - EH_1D_Total	TP067	N	1	mg/kg	113	131	156	
MRO (c21-c40) - EH_1D_Total	TP067	N	1	mg/kg	104	125	140	
PAHs - Solid								
Acenaphthene	TP045	M	0.05	mg/kg	< 0.05	< 0.05	< 0.05	
Acenaphthylene	TP045	M	0.1	mg/kg	< 0.10	< 0.10	< 0.10	
Anthracene	TP045	M	0.1	mg/kg	< 0.10	0.16	< 0.10	
Benzo(a)anthracene	TP045	M	0.05	mg/kg	0.28	0.49	0.24	
Benzo(a)pyrene	TP045	M	0.05	mg/kg	0.24	0.42	0.22	
Benzo(b)fluoranthene	TP045	M	0.1	mg/kg	0.41	0.72	0.45	
Benzo(ghi)perylene	TP045	M	0.05	mg/kg	0.17	0.31	0.16	
Benzo(k)fluoranthene	TP045	M	0.1	mg/kg	0.18	0.28	0.16	
Chrysene	TP045	M	0.1	mg/kg	0.27	0.47	0.28	
Dibenzo(ah)anthracene	TP045	M	0.1	mg/kg	< 0.10	< 0.10	< 0.10	
Fluoranthene	TP045	M	0.1	mg/kg	0.76	1.16	0.42	
Fluorene	TP045	M	0.05	mg/kg	< 0.05	< 0.05	< 0.05	
Indeno(123-cd)pyrene	TP045	M	0.1	mg/kg	0.16	0.28	0.15	
Naphthalene	TP045	M	0.05	mg/kg	< 0.05	0.08	0.06	
Phenanthrene	TP045	M	0.1	mg/kg	0.23	0.30	0.16	
Pyrene	TP045	M	0.1	mg/kg	0.63	1.07	0.35	
Total PAHs (USEPA 16)	TP045	M	1.3	mg/kg	3.2	4.1	2.4	

Key

U - Results are ISO 17025 accredited

SUMMARY OF CHEMICAL ANALYSIS

Report Number: 23-03017

Client Reference/Site: Monument Way

Sample ID	16083	16084	16085
Other ID			
Depth m	0.40	0.40	0.40
Lab ID	HTP1	HTP2	HTP3
Sample Type	SOIL	SOIL	SOIL
Sample Date	02/10/2023	02/10/2023	02/10/2023

Test	Method	Acc	LOD	Units
------	--------	-----	-----	-------

M - Results are MCERTS and ISO 17025 accredited

N - Results are outside of accreditation

A result value of 'D' or 'ND' refers to Detected/Not Detected

d - Result deviating. Please refer to deviation table at the end of the report

SUMMARY OF CHEMICAL ANALYSIS

Report Number: 23-03017

Client Reference/Site: Monument Way

					Sample ID	16083	16084	16085
					Other ID			
					Depth m	0.40	0.40	0.40
					Lab ID	HTP1	HTP2	HTP3
					Sample Type	SOIL	SOIL	SOIL
					Sample Date	02/10/2023	02/10/2023	02/10/2023
Test	Method	Acc	LOD	Units				
Asbestos								
Asbestos Screen	TP181	U	~	-	ND	ND	ND	ND
Weight of Sample Material	TP183	U	0.001	g	699.69	696.70	754.65	
Chrysotile (White Asbestos)	TP181	U	~	-	ND	ND	ND	ND
Amosite (Brown Asbestos)	TP181	U	~	-	ND	ND	ND	ND
Crocidolite (Blue Asbestos)	TP181	U	~	-	ND	ND	ND	ND
Anthophyllite Asbestos	TP181	U	~	-	ND	ND	ND	ND
Tremolite Asbestos	TP181	U	~	-	ND	ND	ND	ND
Actinolite Asbestos	TP181	U	~	-	ND	ND	ND	ND

Key

U - Results are ISO 17025 accredited

M - Results are MCERTS and ISO 17025 accredited

N - Results are outside of accreditation

A result value of 'D' or 'ND' refers to Detected/Not Detected

d - Result deviating. Please refer to deviation table at the end of the report

Analyst: Matthew Nicholls, Asbestos Lab Team Leader

Report Number: 23-03017

Client Reference/Site: Monument Way

Asbestos Notes

The Limit of Detection of the method is 0.001% dry mass of asbestos fibre of the dry weight of soil provided. Where the result of analysis is ND (Not Detected), this indicates that no asbestos fibres were identified by the analyst.

The Limit of Quantitation of the test is 0.001% dry mass of asbestos fibre of dry weight of soil/material provided based on method validation where the size of sample provided is in excess of 600g, and results associated with a sample mass less than 600g are DEVIATING.

Asbestos analysis is only undertaken at the Birmingham Laboratory only.

The uncertainty of measurement for the quantification of asbestos fibre in soil can be provided on request.

The identification of product type or the Asbestos Containing Material (ACM) within a soil sample is based on the opinion of the analyst based on the visual assessment and may not be accurate and is not covered by the scope of UKAS accreditation.

The analysis result pertains only to the sample provided and is not guaranteed to be representative in whole or part from where it was taken.

Information relating to the sampling site, ie hole depth and location, is provided by the client and Igne does not accept any responsibility for the accuracy of validity of this information.

SAMPLE DESCRIPTION AND PREPARATION DATA

Report Number: 23-03017

Client Reference / Site: Monument Way

Sample ID	Other ID	Depth (m)	Lab ID	Sample Date	Temperature on receipt (°C)	Primary (in uppercase) and Secondary Matrix	% Loss at 30°C	% Retained 2mm
16083		0.40	HTP1	02/10/2023	18.9	Clayey SAND with Fine Gravel	12.0	12.7
16084		0.40	HTP2	02/10/2023	18.9	Clayey SAND with Fine Gravel	36.2	13.8
16085		0.40	HTP3	02/10/2023	18.9	Clayey SAND with Fine Gravel	15.1	14.9

Notes

Igne is accredited for clay, sand and loam matrix types only, where they constitute the major component of the sample. Other coarse granular materials such as gravel, are not accredited where they comprise the major constituent of the sample (listed as primary matrix above). Results are expressed on a dry-weight basis (samples dried at <30°C) except where stated within the test report. Samples for asbestos testing are dried at 85°C. With the exception of samples analysed for asbestos, the laboratory removes any material greater than 2mm prior to analysis. The quantity and nature of the material is shown as the secondary matrix type above.

DEVIATING SAMPLES

Report Number: 23-03017

Client Reference/Site: Monument Way

Sample ID	Other ID	Depth (m)	Lab ID	Sample Type	Sample Date	Container Type	DEVIATING CONDITIONS						
							Sampling date not provided	Incorrect sampling container	Exceeds maximum holding time for indicated test	Presence of headspace in vial	Poorly fitting cap or lid	Damaged container	Preservatives used
16083		0.40	HTP1	Solid	02/10/2023	800mL Tub, 60mL Glass Vial, 60mL Glass Vial							No
16084		0.40	HTP2	Solid	02/10/2023	800mL Tub, 60mL Glass Vial, 60mL Glass Vial							No
16085		0.40	HTP3	Solid	02/10/2023	800mL Tub, 60mL Glass Vial, 60mL Glass Vial							No

Presence of ✓ means that the respective sample has met the deviating condition and therefore results for a sample that has been classified as deviating, so may be compromised.

SUMMARY OF METHODS USED

Report Number: 23-03017

Client Reference/Site: Monument Way

Method Code	Method Title	Reference	MCERTS Accredited	UKAS Accredited	Wet/dry sample tested
TP137	Acid extractable metals in soil	BS7755: Section 3.9: 1995/ISO 11466:1995	Selected	Selected	DRY
TP171	Acid soluble sulphate in soil	In-house documented method	Yes	Yes	DRY
TP181	Asbestos Identification in bulk samples	HSG 248, Ed. 2	No	Yes	DRY
TP019	Determination of pH	BS1377, Part 3, 1990: Soils for Civil Engineering Purposes.	Yes	Yes	DRY
TP040	Hexavalent Chromium in soil	APHA/AWWA, 19th edition: Method 3500Cr-D	No	No	DRY
TP067	Petroleum hydrocarbons (C8 - C40) in soil	TNRCC Method 1005: 2001 (modified)	Yes	Yes	WET
TP045	Polyaromatic hydrocarbons in soil	GACHAMJA A.M. Chromatography and Analysis: 1992 9-11 (modified)	Yes	Yes	WET
GP001	Preservation & Preparation of Soil	BS1377, Part 3, 1990: Soils for Civil Engineering Purposes.	Yes	Yes	WET
TP193	Skalar Analysis of Soil		No	No	DRY
TP129	Total sulphur in soil	In-house documented method	Yes	Yes	DRY
TP032	Water soluble boron in soil	MAFF Book 427: The Analysis of Agricultural Materials: Method 8	No	Yes	DRY
TP169	Water soluble sulphate in soil	In-house documented method	Yes	Yes	DRY



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DETS Report No: 23-15166

Site Reference: Monument Way, London Borough of Haringey N17 9JL

Project / Job Ref: J2895

Order No: P5085J2895.3

Sample Receipt Date: 12/12/2023

Sample Scheduled Date: 12/12/2023

Report Issue Number: 1

Reporting Date: 19/12/2023

Authorised by:

Steve Knight
Customer Support Manager

Dates of laboratory activities for each tested analyte are available upon request.

Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.



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Soil Analysis Certificate						
DETS Report No: 23-15166	Date Sampled	08/12/23	08/12/23	08/12/23		
Jomas Associates Limited	Time Sampled	None Supplied	None Supplied	None Supplied		
Site Reference: Monument Way, London Borough of Haringey N17 9JL	TP / BH No	TP4	TP5	TP7		
Project / Job Ref: J2895	Additional Refs	ES	ES	ES		
Order No: P5085J2895.3	Depth (m)	0.30	0.40	0.40		
Reporting Date: 19/12/2023	DETS Sample No	690079	690080	690081		

Determinand	Unit	RL	Accreditation					
Asbestos Screen ^(S)	N/a	N/a	ISO17025	Not Detected	Not Detected	Not Detected		
pH	pH Units	N/a	MCERTS	7.6	7.7	7.8		
Total Cyanide	mg/kg	< 1	NONE	< 1	< 1	< 1		
Total Sulphate as SO ₄	mg/kg	< 200	MCERTS	1033	1326	1134		
Total Sulphate as SO ₄	%	< 0.02	MCERTS	0.10	0.13	0.11		
W/S Sulphate as SO ₄ (2:1)	mg/l	< 10	MCERTS	132	141	118		
W/S Sulphate as SO ₄ (2:1)	g/l	< 0.01	MCERTS	0.13	0.14	0.12		
Arsenic (As)	mg/kg	< 2	MCERTS	8	7	11		
W/S Boron	mg/kg	< 1	NONE	< 1	< 1	< 1		
Cadmium (Cd)	mg/kg	< 0.2	MCERTS	0.2	0.2	< 0.2		
Chromium (Cr)	mg/kg	< 2	MCERTS	15	10	31		
Chromium (hexavalent)	mg/kg	< 2	NONE	< 2	< 2	< 2		
Copper (Cu)	mg/kg	< 4	MCERTS	25	21	23		
Lead (Pb)	mg/kg	< 3	MCERTS	70	65	13		
Mercury (Hg)	mg/kg	< 1	MCERTS	< 1	< 1	< 1		
Nickel (Ni)	mg/kg	< 3	MCERTS	10	6	33		
Selenium (Se)	mg/kg	< 2	MCERTS	< 2	< 2	< 2		
Zinc (Zn)	mg/kg	< 3	MCERTS	77	58	53		
Total Phenols (monohydric)	mg/kg	< 2	NONE	< 2	< 2	< 2		

Analytical results are expressed on a dry weight basis where samples are assisted-dried at less than 30°C. The Method Description page describes if the test is performed on the dried or as-received portion
Subcontracted analysis (S)



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Soil Analysis Certificate - Speciated PAHs						
DETS Report No: 23-15166	Date Sampled	08/12/23	08/12/23	08/12/23		
Jomas Associates Limited	Time Sampled	None Supplied	None Supplied	None Supplied		
Site Reference: Monument Way, London	TP / BH No	TP4	TP5	TP7		
Borough of Haringey N17 9JL	Additional Refs	ES	ES	ES		
Project / Job Ref: J2895	Depth (m)	0.30	0.40	0.40		
Order No: P5085J2895.3	DETS Sample No	690079	690080	690081		
Reporting Date: 19/12/2023						

Determinand	Unit	RL	Accreditation				
Naphthalene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	
Acenaphthylene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	
Acenaphthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	
Fluorene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	
Phenanthrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	0.15	
Anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	
Fluoranthene	mg/kg	< 0.1	MCERTS	0.30	0.32	0.41	
Pyrene	mg/kg	< 0.1	MCERTS	0.25	0.28	0.38	
Benzo(a)anthracene	mg/kg	< 0.1	MCERTS	< 0.1	0.17	0.21	
Chrysene	mg/kg	< 0.1	MCERTS	0.19	0.18	0.25	
Benzo(b)fluoranthene	mg/kg	< 0.1	MCERTS	0.18	0.21	0.31	
Benzo(k)fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	
Benzo(a)pyrene	mg/kg	< 0.1	MCERTS	0.15	0.19	0.26	
Indeno(1,2,3-cd)pyrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	0.16	
Dibenz(a,h)anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	
Benzo(ghi)perylene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	0.14	
Total EPA-16 PAHs	mg/kg	< 1.6	MCERTS	< 1.6	< 1.6	2.3	



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Soil Analysis Certificate - EPH Banded (Type D)						
DETS Report No: 23-15166	Date Sampled	08/12/23	08/12/23	08/12/23		
Jomas Associates Limited	Time Sampled	None Supplied	None Supplied	None Supplied		
Site Reference: Monument Way, London	TP / BH No	TP4	TP5	TP7		
Borough of Haringey N17 9JL	Additional Refs	ES	ES	ES		
Project / Job Ref: J2895	Depth (m)	0.30	0.40	0.40		
Order No: P5085J2895.3	DETS Sample No	690079	690080	690081		
Reporting Date: 19/12/2023						

Determinand	Unit	RL	Accreditation					
EPH (>C8 - C10)	mg/kg	< 1	MCERTS	< 1	< 1	< 1		
EPH (>C10 - C12)	mg/kg	< 1	MCERTS	< 1	< 1	< 1		
EPH (>C12 - C16)	mg/kg	< 1	MCERTS	< 1	< 1	< 1		
EPH (>C16 - C21)	mg/kg	< 1	MCERTS	< 1	2	4		
EPH (>C21 - C35)	mg/kg	< 6	NONE	10	12	26		
EPH (C8 - C35)	mg/kg	< 6	NONE	10	13	30		



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Soil Analysis Certificate - Sample Descriptions

DETS Report No: 23-15166	
Jomas Associates Limited	
Site Reference: Monument Way, London Borough of Haringey N17 9JL	
Project / Job Ref: J2895	
Order No: P5085J2895.3	
Reporting Date: 19/12/2023	

DETS Sample No	TP / BH No	Additional Refs	Depth (m)	Moisture Content (%)	Sample Matrix Description
690079	TP4	ES	0.30	17.4	Grey sandy clay
690080	TP5	ES	0.40	15.2	Brown sandy clay with stones
690081	TP7	ES	0.40	15.1	Brown sandy clay with stones

Moisture content is part of procedure E003 & is not an accredited test

Insufficient Sample ^{1/5}

Unsuitable Sample ^{U/S}



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Soil Analysis Certificate - Methodology & Miscellaneous Information

DETS Report No: 23-15166

Jomas Associates Limited

Site Reference: Monument Way, London Borough of Haringey N17 9JL

Project / Job Ref: J2895

Order No: P5085J2895.3

Reporting Date: 19/12/2023

Matrix	Analysed On	Determinand	Brief Method Description	Method No
Soil	D	Boron - Water Soluble	Determination of water soluble boron in soil by 2:1 hot water extract followed by ICP-OES	E012
Soil	AR	BTEX	Determination of BTEX by headspace GC-MS	E001
Soil	D	Cations	Determination of cations in soil by aqua-regia digestion followed by ICP-OES	E002
Soil	D	Chloride - Water Soluble (2:1)	Determination of chloride by extraction with water & analysed by ion chromatography	E009
Soil	AR	Chromium - Hexavalent	Determination of hexavalent chromium in soil by extraction in water then by acidification, addition of 1,5 diphenylcarbazide followed by colorimetry	E016
Soil	AR	Cyanide - Complex	Determination of complex cyanide by distillation followed by colorimetry	E015
Soil	AR	Cyanide - Free	Determination of free cyanide by distillation followed by colorimetry	E015
Soil	AR	Cyanide - Total	Determination of total cyanide by distillation followed by colorimetry	E015
Soil	D	Cyclohexane Extractable Matter (CEM)	Gravimetrically determined through extraction with cyclohexane	E011
Soil	AR	Diesel Range Organics (C10 - C24)	Determination of hexane/acetone extractable hydrocarbons by GC-FID	E004
Soil	AR	Electrical Conductivity	Determination of electrical conductivity by addition of saturated calcium sulphate followed by electrometric measurement	E022
Soil	AR	Electrical Conductivity	Determination of electrical conductivity by addition of water followed by electrometric measurement	E023
Soil	D	Elemental Sulphur	Determination of elemental sulphur by solvent extraction followed by GC-MS	E020
Soil	AR	EPH (C10 - C40)	Determination of acetone/hexane extractable hydrocarbons by GC-FID	E004
Soil	AR	EPH Product ID	Determination of acetone/hexane extractable hydrocarbons by GC-FID	E004
Soil	AR	EPH TEXAS (C6-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C40)	Determination of acetone/hexane extractable hydrocarbons by GC-FID for C8 to C40. C6 to C8 by headspace GC-MS	E004
Soil	D	Fluoride - Water Soluble	Determination of Fluoride by extraction with water & analysed by ion chromatography	E009
Soil	D	Fraction Organic Carbon (FOC)	Determination of TOC by combustion analyser.	E027
Soil	D	Organic Matter (SOM)	Determination of TOC by combustion analyser.	E027
Soil	D	TOC (Total Organic Carbon)	Determination of TOC by combustion analyser.	E027
Soil	AR	Exchangeable Ammonium	Determination of ammonium by discrete analyser.	E029
Soil	D	FOC (Fraction Organic Carbon)	Determination of fraction of organic carbon by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	D	Loss on Ignition @ 450oC	Determination of loss on ignition in soil by gravimetrically with the sample being ignited in a muffle furnace	E019
Soil	D	Magnesium - Water Soluble	Determination of water soluble magnesium by extraction with water followed by ICP-OES	E025
Soil	D	Metals	Determination of metals by aqua-regia digestion followed by ICP-OES	E002
Soil	AR	Mineral Oil (C10 - C40)	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge	E004
Soil	AR	Moisture Content	Moisture content; determined gravimetrically	E003
Soil	D	Nitrate - Water Soluble (2:1)	Determination of nitrate by extraction with water & analysed by ion chromatography	E009
Soil	D	Organic Matter	Determination of organic matter by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	AR	PAH - Speciated (EPA 16)	Determination of PAH compounds by extraction in acetone and hexane followed by GC-MS with the use of surrogate and internal standards	E005
Soil	AR	PCB - 7 Congeners	Determination of PCB by extraction with acetone and hexane followed by GC-MS	E008
Soil	D	Petroleum Ether Extract (PEE)	Gravimetrically determined through extraction with petroleum ether	E011
Soil	AR	pH	Determination of pH by addition of water followed by electrometric measurement	E007
Soil	AR	Phenols - Total (monohydric)	Determination of phenols by distillation followed by colorimetry	E021
Soil	D	Phosphate - Water Soluble (2:1)	Determination of phosphate by extraction with water & analysed by ion chromatography	E009
Soil	D	Sulphate (as SO4) - Total	Determination of total sulphate by extraction with 10% HCl followed by ICP-OES	E013
Soil	D	Sulphate (as SO4) - Water Soluble (2:1)	Determination of sulphate by extraction with water & analysed by ion chromatography	E009
Soil	D	Sulphate (as SO4) - Water Soluble (2:1)	Determination of water soluble sulphate by extraction with water followed by ICP-OES	E014
Soil	AR	Sulphide	Determination of sulphide by distillation followed by colorimetry	E018
Soil	D	Sulphur - Total	Determination of total sulphur by extraction with aqua-regia followed by ICP-OES	E024
Soil	AR	SVOC	Determination of semi-volatile organic compounds by extraction in acetone and hexane followed by GC-MS	E006
Soil	AR	Thiocyanate (as SCN)	Determination of thiocyanate by extraction in caustic soda followed by acidification followed by addition of ferric nitrate followed by colorimetry	E017
Soil	D	Toluene Extractable Matter (TEM)	Gravimetrically determined through extraction with toluene	E011
Soil	D	Total Organic Carbon (TOC)	Determination of organic matter by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	AR	TPH CWG (ali: C5- C6, C6-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C34, aro: C5-C7, C7-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C35)	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge for C8 to C35. C5 to C8 by headspace GC-MS	E004
Soil	AR	TPH LQM (ali: C5-C6, C6-C8, C8-C10, C10-C12, C12-C16, C16-C35, C35-C44, aro: C5-C7, C7-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C35, C35-C44)	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge for C8 to C44. C5 to C8 by headspace GC-MS	E004
Soil	AR	VOCs	Determination of volatile organic compounds by headspace GC-MS	E001
Soil	AR	VPH (C6-C8 & C8-C10)	Determination of hydrocarbons C6-C8 by headspace GC-MS & C8-C10 by GC-FID	E001

D Dried
AR As Received